



A beautiful and modern, three bedroom, mid terraced town house with an enclosed rear garden and off road parking.

6 Long Culvering | Cranbrook | EX5 7ES





PROPERTY TYPE

Mid terrace town house



SIZE

903 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Distri ct heating syste m



PARKING

Off road parking



OUTSIDE SPACE

Rear garden



EPC RATING

83 (B)



COUNCIL TAX BAND

C



in a nutshell...

- Beautifully presented
- Modern kitchen/diner with access to garden
- Spacious living room
- Accommodation over three floors
- Master bedroom ensuite
- Entrance porch
- Off road parking
- Enclosed garden
- Close to commuting links





the details...

A modern, mid-terraced family home with three double-bedrooms, parking for two cars and an enclosed rear garden, in the town of Cranbrook with easy access to the pub, schools, shops and amenities, and with excellent road and rail links to the city of Exeter.

Two tarmac parking spaces at the front to the property provide parking, along with a small front garden which is low maintenance with a bed of decorative slate chippings. Inside, it is well-presented with light and neutral decor throughout and is arranged over three floors offering spacious accommodation ideal for a growing family.

The entrance hallway has space for hanging coats and storing shoes. A door leads into a good-sized living room which is carpeted and has plenty of light from a window to the front. There is a handy under-stairs cupboard and a door leads into an inner hallway where there is a convenient ground-floor cloakroom with WC and basin, and a turning staircase rising to the first floor.

The kitchen/dining room has a durable oak-effect floor and plenty of light from a window and French doors to the garden. The kitchen is modern with plenty of wood-effect worktop space and a range of elegant gloss-white fitted base and drawer units, with matching wall-cabinets, providing ample cupboard space. There is a built-in fan-oven with a ceramic hob and extractor hood above, a stainless-steel one and a half-bowl sink with a mixer tap beneath the window, floor space for an upright fridge/freezer, and space with plumbing beneath the worktop for a washing machine. The heat exchanger for the community heating and hot water is hidden within a matching wall-cabinet, and there is plenty of space for dining table and seating for four, ideal for any occasion.

Upstairs, on the first floor there are two light and airy double-bedrooms both carpeted and similar in size, and a family bathroom containing a bath, a pedestal basin with a wall mirror above and a WC. A turning staircase continues up to the top floor where on the landing there is an airing cupboard for storing linen, and a door leads into the master bedroom which is a spacious double with plush carpet underfoot and plenty of light from a dormer window to the front. The master leads onto an en-suite containing a shower, a pedestal basin with a wall mirror above and a WC, lots of light floods in from the Velux window.

Outside, the rear garden is a manageable size and fully enclosed making it safe for both children and pets. There is a paved patio with an area of lawn, great for alfresco dining or a barbecue and there is a timber shed providing storage for a lawnmower and gardening tools.

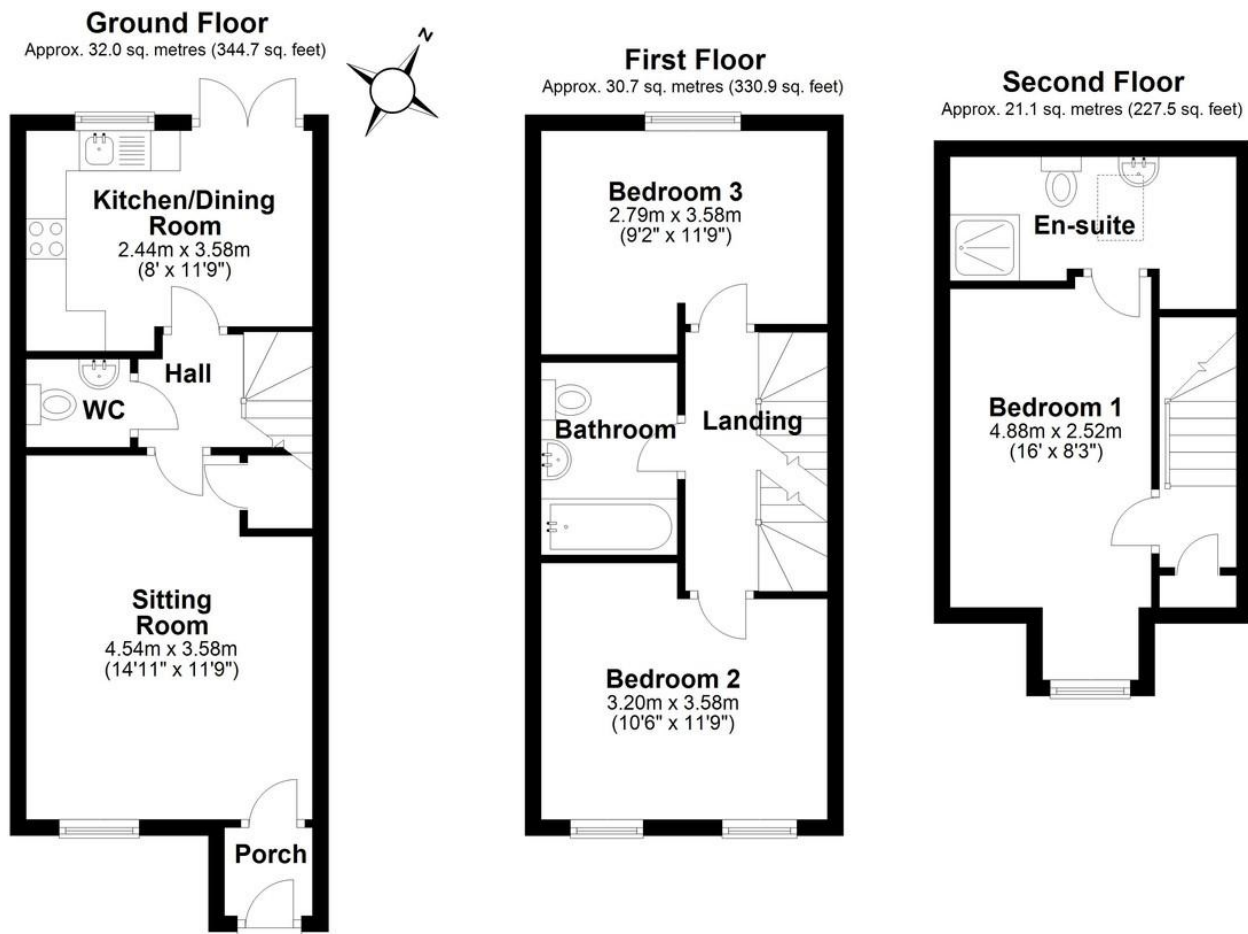


what the owner loves most...

“The wonderful kitchen/diner with doors out to the garden, it is a great space to entertain our family and friends”.



the floorplan...



Total area: approx. 83.9 sq. metres (903.1 sq. feet)

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey or tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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the location...

The popular town known as Cranbrook is located on the outskirts of the historic city of Exeter. Cranbrook has excellent commuting links with Exeter Airport and the M5 Motorway is only a short drive away. Cranbrook also has the benefit of its own railway station just 10 minutes walk away connecting to the city centre. As Cranbrook grows so do the facilities, already having a thriving community with the Younghayes centre at its heart. There are local shops along with a doctor's surgery, pharmacy and a highly regarded primary school.

Shopping

Late night pint of milk: Co-op 0.7 mile
Town Centre: 0.6 mile
Supermarket: 4.3 miles

Relaxing

Beach: 12.2 miles
Park: 0.7 mile
Crealy Adventure Park: 6.9 miles

Travel

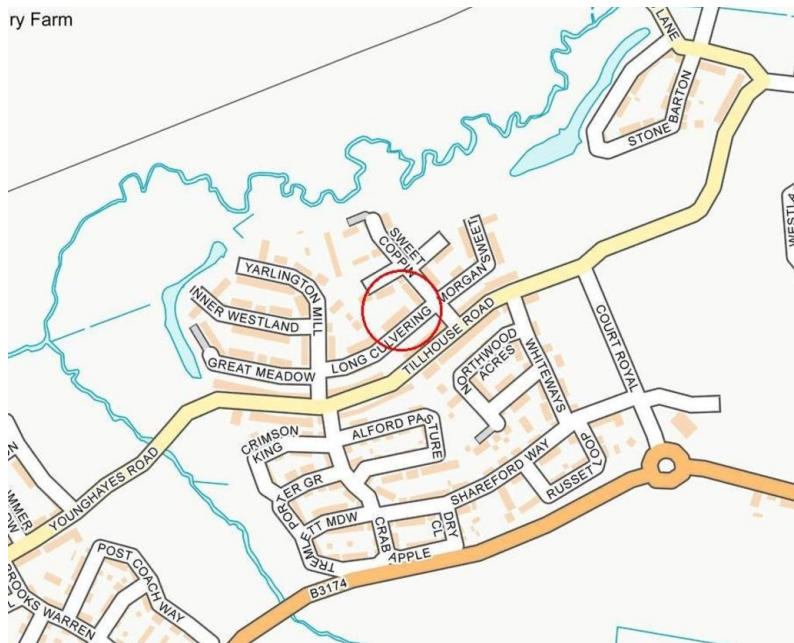
Bus stop: Tillhouse Road 0.1 mile
Train station: 0.9 mile
Airport: Exeter 3 miles

Schools

St Martin's C of E Primary School: 0.7 mile
Cranbrook Education Campus: 0.3 mile

Please check Google maps for exact distances and travel times.

Property postcode: EX5 7ES



how to get there...

From our Cranbrook Office, proceed on Younghayes Road passing the Younghayes Centre on the left. Continue onto Tillhouse Road and turn left onto Sweet Coppin. Turn left again onto Long Culvering where you will find the property on the right.



Need a more complete picture? Get in touch with your local branch...

Tel [01392 422500](tel:01392422500)
Email exeter@completeproperty.co.uk
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141 Younghayes Rd
Cranbrook
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